TIF NEUTRALIZATION SUMMARY

WHITESTOWN

Allocation Area	Allocation Code/ State TIF Code	2020 Neutral Factor	Pay 2020 Pass-through AV
Perry Industrial Park EDA	T06301	0.96635	\$0
Whitestown Maple Grove EDA	T06303	0,98610	0
Anson South EDA	T06304	0.97695	0
Whitestown Legacy Core Red. Area #1	T06250	1.02082	0
Whitestown McCardwell ERA #1	T'06501	1.00598	0
INDOT EDA	T06113	0.99905	0.
Whitestown Greenpark EDA	T06109	1.00000	. 0
Maurer Commons Allocoation Area	T06108.	1.00000	0

FOR INTERNAL USE ONLY
PREPARED BY BAKER TILLY MUNICIPAL ADVISORS, LLC
REVISED AUGUST 27, 2019



State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction	Boone Whitestown Town	White the state of	abining disease (pilopinus) and a single sin	_	
Allocation Code Allocation Area Name	T06301 Perry Industrial Park EDA	to the control of the		-	
Form Prepared By:	tony mandrate take both			.	
Name	Brian Colton				
Unit/Company	Baker Tilly Municipal Advisors, L	LC		•	
Telephone Number	(317) 465-1500			-	
E-mail Address	Brian.Colton@Bakertilly.com			-	
1) 2018 Pay 2019 Base Asse	ssed Value of Allocation Area			8.477,275	
	al Assessed Value of Allocation Area			106,187,295	
	al) Assessed Value of Allocation Area	(Line 1 + Line 2)		10.0,107,125	\$114,664,570
4) 2019 Pay 2020 Net Asses	sed Value of Allocation Area			133,254,020	
•	sed Value Growth in Allocation Area I	Due			
	ra Change in Tax Status sed Value Decrease in Allocation Area	Dua		9,124,200	
to Demolition or a Cha		Duc			
•	sed Value Growth as a Result of			7 020 040	
Abatement Roll-Off in 8) Estimated Assessed Value	Decrease Due to 2019 Pay 2020			7,839,940	
Appeals Settlements in	Allocation Area			5,483,510	
9), 2019 Pay 2020 Adjusted I	Net Assessed Value of Allocation Area	ľ			\$110,806.370
10) 2019 Pay 2020 Neutrali	ization Factor (Line 9 / Line 3) (Rou	nd to Five Decimal P	Places)		0.96635
	I Base Assessed Value of Allocation Arntal Assessed Value of Allocation Ar			٠,	\$8,192,015 \$125,062,005
14) Estimated 2019 Pay 2020	Tax Rate for the Allocation Area (Ro) Incremental Tax Revenue ((Line 12/1 Ix Rate for the Allocation Area		Places)	•	2.225 \$2,782,630 2.225
2019 PAÝ 2020 BASÉ NEU	TRALIZATION FACTOR FOR AL	LOCATION AREA	(LINE 10)		0.96635
I, Heather Myers	Auditor, of	Boone		County, certify to the	best of my
knowledge that the above basidentified above.	se assessed value calculation is full, tru	e and complete for the	e tax increment finar	ace allocation area	
Dated (month, day, year)	8/27/2019				
Chatta	e x		Heather Myers		
County Auditor (Signature)		_	County Auditor (Pi	rinted)	.,,
	DEPARTMENT OF L	OCAL GOVERNM	ENT FINANCE		•
	CERTIFICATION O				
Allocation Area Name	<u> </u>		makh		
The base essessed value adju	tment as certified above, is approved	by the Department of	Local Government l	Finance.	
Ulster!	Herry		8/27/19		
Commissioner, Department of	f Local Government Finance	_	Date (month, day, year)	-	



State Form 56059 (R3-/ 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Boone Whitestown Town T06303 Whitestown Maple Grove EDA		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Brian Colton Baker Tilly Municipal Advisors, LLC (317) 465-1500 Brian.Colton@Bakertilly.com		
2) 2018 Pay 2019 Increment	ssed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	3.092,188 42,085,312	\$45,177,500
to New Construction or 6) 2019 Pay 2020 Net Assess to Demolition or a Chai 7) 2019 Pay 2020 Net Assess Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area Due a Change in Tax Status sed Value Decrease in Allocation Area Due age in Tax Status sed Value Growth as a Result of Allocation Area Decrease Due to 2019 Pay 2020	47,391.200 0 0 0 2.841.630	
, y = o i y i ay i ao i i ay ao i ay	to socioca value of Amounton and		\$44.549.570
10) 2019 Pay 2020 Neutrali	zation Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.98610
11) 2019 Pay 2020 Adjusted 12) 2019 Pay 2020 Incremen	Base Assessed Value of Allocation Area (Line 1 * Line 10) atal Assessed Value of Allocation Area (Line 4 - Line 11)		\$3,049,207 \$44,341,993
14) Estimated 2019 Pay 2020	Tax Rate for the Allocation Area (Round to Four Decimal Places) Incremental Tax Revenue ((Line 12/100) * Line 13) x Rate for the Allocation Area		2.626 \$1,164,421 2.626
2019 PAY 2020 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	:	0.98610
I. Heather Myers knowledge that the above bas identified above.	Auditor, of Boone e assessed value calculation is full, true and complete for the tax increment	County, certify to the finance allocation area	e best of my
Dated (month, day, year) County Auditor (Signature)	8 27 2019 Heather Mye County Audito		
	DEPARTMENT OF LOCAL GOVERNMENT FINANC CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
The base passess of value adjust	the Department of Local Governm	nent Finance.	-
Commissioner, Department of	Local Government Finance Date (month, dev.	year)	



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020 State Form 56059 (R3 % 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code	Boone Whitestown Town T06304		
Allocation Area Name	Anson South		
Form Prepared By; Name Unit/Company Telephone Number E-mail Address	Brian Colton Baker Tilly Municipal Advisors. LLC (317) 465-1500 Brian Colton@Bakertilly.com		
to more the design to the second	1171 2111 21 21	19 001 000	···
2) 2018 Pay 2019 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	13,864,522 38,156,868	-
4) 2019 Pay 2020 Net Asses		77,851,970	<u> </u>
	sed Value Growth in Allocation Area Due a Change in Tax Status	24,984,590	
6) 2019 Pay 2020 Net Asses	sed Value Decrease in Allocation Area Due	services appears of the same	
to Demolition or a Cha 7) 2019 Pay 2020 Net Asses	nge in Tax Status sed Value Growth as a Result of		<u> </u>
Abatement Roll-Off in	Allocation Area		1
8) Estimated Assessed Value Appeals Settlements in	e Decrease Due to 2019 Pay 2020 Allocation Area	2,045,340	g. L ^{es}
	Net Assessed Value of Allocation Area		- \$50,822,040
10) 2019 Pay 2020 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Place	es)	0.97695
	I Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$13,544,945 \$64,307,025
14) Estimated 2019 Pay 2020	OTax Rate for the Allocation Area (Round to Four Decimal Place) Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area	es)	2.626 \$1.688,702 2,626
15) Acmai 2016 Pay 2019 14	ix Rate for the Allocation Area		2,020
2019 PAY 2020 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LI	INE 10)	0.97695
I. Heather Myers	Auditor, of Boone se assessed value calculation is full, true and complete for the tax	County, certify to the	ne best of my
identified above.	to assessive value entotation is real, the and complete for the lan	, districted images and action area.	
Dated (month, day, year)	8/27/2019		
rather		leather Myers	
County Auditor (Signature)	7	ounty Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMEN CERTIFICATION OF TIF BASE NEUTRA		
Allocation Area Name			· · · · · · · · · · · · · · · · · · ·
The base assessed value adju	stmont, a Secretical above, is approved by the Department of Loc	eal Government Finance.	
allsbyt,	Ressult 8	1/27/19	
Commissioner, Department of	of Local Government Finance D	ate (month, der, year)	



TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020 State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Boone		
Jurisdiction	Whitestown Town	<u></u>	
Allocation Code	T06250		
Allocation Area Name	Whitestown Legacy Core Redevelopment Area #1		
Form Prepared By:			
Name	Brian Colton		
Unit/Company	Baker Tilly Municipal Advisors, LLC		
Telephone Number	(317) 465-1500		
E-maîl Address	Brian.Colton@Bakertilly.com		
* ***			•
	essed Value of Allocation Area	5,739.596	•
	al Assessed Value of Allocation Area	(6,838)	
3) 2018 Pay 2019 Total (Res	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$5,732,758
4) 2019 Pay 2020 Net Asses	sed Value of Allocation Area	8,282,507	
	sed Value Growth in Allocation Area Due		
	r a Change in Tax Status	2,218,155	
6) 2019 Pay 2020 Net Asses	sed Value Decrease in Allocation Area Due		
to Demolition or a Cha		0	
•	sed Value Growth as a Result of		
Abatement Roll-Off in		<u>falijan nitimski izbo</u>	
	Decrease Due to 2019 Pay 2020	A STATE OF THE STA	
Appeals Settlements in 9) 2019 Pay 2020 Adjusted?	Net Assessed Value of Allocation Area	212,250	•
y) no ty t ay no ny xaqabaa t			\$5,852,102
10) 2019 Pay 2020 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.02082
· · · · · · · · · · · · · · · · · · ·	marion Lactor (Lines), Line of trouble to 1170 Decimar, mees,		1.0±002
11) 2019 Pay 2020 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$5,859,094
12) 2019 Pay 2020 Incremen	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$2,423,413
12) Endanglid 2010 Bay 2020	Too Boto for the Allegation Acres (Decoder For Transfer & Difference		
	Tax Rate for the Allocation Area (Round to Four Decimal Places) Incremental Tax Revenue ((Line 12/100) * Line 13)	:	2.2305
	IX Rate for the Allocation Area		\$54,054
15/ Actual 2010 1 ay 2017 1 a	in Nate to the Anovation Area	;	2.2305
2019 PAY 2020 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	,	1.02082
I, Heather Myers	Auditor, of Boone	Country and the to the	L
	se assessed value calculation is full, true and complete for the tax increment fin	County, certify to the	best of my
identified above.	a substitute and a substitution in the super superior for the first interesting the	mice anocaton area	
	Sh. I.		
Dated (month, day, year)	8/27/2019		
01/47		•	
Jake 1	Heather Myers	•	
County Auditor (Signature)	County Auditor (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE		
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name	the state of the s		
The base assessed value adju-			
ine base assessed value adju	sment as certified above, is approved by the Department of Local Governmen	t Finance.	
(asher!	Nel-11 2 127/1	9	
Commissioner, Department o	f Local Government Finance Date (month, day, year	<u></u>	



State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County	Boone				_	
Jurisdiction	Whitestown Town					
Allocation Code	T06501				<u></u>	
Allocation Area Name	Whitestown McCardwell ERA	1 #1		······································		
Form Prepared By:						
Name	Brian Colton					
Unit/Company	Baker Tilly Municipal Adv	isors. L	LC		_	
Telephone Number	(317) 465-1500					
E-mail Address	Brian.Colton@Bakertilly.c	om				,
	ssed Value of Allocation Area				6,533,474	
•	al Assessed Value of Allocatio				(10,759)	*** *** ***
3) 2018 Pay 2019 Total (Res	al) Assessed Value of Allocation	n Area	(Line 1 + Line 2)		***	\$6.522,715
4) 2019 Pay 2020 Net Asses	sed Value of Allocation Area				9,350,295	
5) 2019 Pay 2020 Net Asses	sed Value Growth in Allocation	n Area I	Due		31. PT	
to New Construction of	r a Change in Tax Status				4,428,300	
	sed Value Decrease in Allocati	on Area	Due .			
to Demolition or a Cha	nge in Tax Status				1,639,700	
7) 2019 Pay 2020 Net Asses	sed Value Growth as a Result of)Î				
Abatement Roll-Off in	Allocation Area				0	
8) Estimated Assessed Value	e Decrease Due to 2019 Pay 20	20				
Appeals Settlements in	•					
9) 2019 Pay 2020 Adjusted	Net Assessed Value of Allocati	on Area	ı			84 £61 60E
						\$6,561,695
10) 2019 Pay 2020 Neutral	ization Factor (Line 9 / Line :	5) (Row	nd to Five Decima	al Places)	-	1.00598
	l Base Assessed Value of Allo ntal Assessed Value of Alloca		,			\$6.572.544 \$2,777,751
10) England J 2010 Bay 2026	Tou Dute for the Alleignifus A	(Day		al Diagna)	Į.	3 330.5
	Tax Rate for the Allocation A			iai Piaces)	<u>L</u>	2.2305
) Incremental Tax Revenue ((Lax Rate for the Allocation Area		00) Ellie (3)			\$61,958 2,2305
15) Actual 2016 Pay 2017 18	ix Raie for the Amocation Area				<u></u>	2,2303
2019 PAY 2020 BASE NEU	TRALIZATION FACTOR F	OR AL	LOCATION AR	EA (LINE 10)	[1.00598
I, Heather Myers	Audit	or of	Boone		County, certify to the	hest of my
	se assessed value calculation is			r the tax increment fina		0436 01 111,
identified above.	,	,				
Dated (month, day, year)	8/27/2019					
) ()					
XILLE	$e \times 1 \times 1$			Heather Myers		
County Auditor (Signature)			-	County Auditor (F	rinted)	
				NMENT FINANCE UTRALIZATION		
	CEMITICA	HONO	F HE BASERE	GIRALIZATION		
Allocation Area Name					<u> </u>	
	11					
The base assessed value adju	shuert as certified above, is ap	proved	by the Departmen	t of Local Government	Finance,	
10anes!	Nelson			8/71/10	j	
Comple)	El al Company		<u>.</u>	0/2///	<u>!</u>	
Commissioner, Department	of Local Government Finance			Date (month, day, year,)	



State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Boone Whitestown Town T06113 INDOT EDA		
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Brian Colton Baker Tilly Municipal Advisors. LLC (317) 465-1500 Brian.Colton@Bakertilly.com		
2) 2018 Pay 2019 Increment	essed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area (Line 1 + Line 2)	1,478,680	\$1,478,680
to New Construction of 6) 2019 Pay 2020 Net Asses to Demolition or a Cha 7) 2019 Pay 2020 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area Due a Change in Tax Status sed Value Decrease in Allocation Area Due nge in Tax Status sed Value Growth as a Result of Allocation Area b Decrease Due to 2019 Pay 2020	0	
Jy 2017 Luy 2020 Majasted I	Act responded Fands of Fundation Finds		\$1,477,280
10) 2019 Pay 2020 Neutral	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99905
	Base Assessed Value of Allocation Area (Line 1 * Line 10) ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$1,477,275 \$5
14) Estimated 2019 Pay 2020	Tax Rate for the Allocation Area (Round to Four Decimal Places) Incremental Tax Revenue ((Line 12/100) * Line 13) ax Rate for the Allocation Area		2.2231 \$0 2.2231
2019 PAY 2020 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0,99905
I, Heather Myers knowledge that the above basidentified above.	Auditor, of Boone se assessed value calculation is full, true and complete for the tax increment to	County, certify to the nance allocation area	best of my
Dated inonin, day, year) County Auditor (Signature)	8 27 2019. Heather Myers County Auditor	(Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name		e e	
The base assessed value adju	sment of certified above, is approved by the Department of Local Government S 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	nt Finance.	
		•	



State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE	PERSONAL.	PROPERTY 1	VALUES.
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County	Boone		
Jurisdiction	Whitestown Town		
Allocation Code	T06109		
Allocation Area Name	Whitestown Greenpark EDA		
Form Prepared By:			
Name	Brian Colton		
Unit/Company	Baker Tilly Municipal Advisors, LLC	V-W-Torona and	
Telephone Number	(317) 465-1500		
E-mail Address	Brian, Colton@Bakertilly.com	,	
			_
	essed Value of Allocation Area	6,631,400	
	al Assessed Value of Allocation Area		•
3) 2018 Pay 2019 Total (Rea	al) Assessed Value of Allocation Area (Line 1 + Line 2)		\$6,631,400
4) 2019 Pay 2020 Net Asses	sed Value of Allocation Area	6,631,400	
	sed Value Growth in Allocation Area Due	0400 24100	•
	r a Change in Tax Status		
	sed Value Decrease in Allocation Area Due		•
to Demolition or a Cha-		0.00	
7) 2019 Pay 2020 Net Asses	sed Value Growth as a Result of	-	•
Abatement Roll-Off in		0	
	Decrease Due to 2019 Pay 2020		•
Appeals Settlements in			:
9) Z019 Pay Z020 Adjusted (Net Assessed Value of Allocation Area		\$6,631,400
			.90,001,400
10) 2019 Pay 2020 Neutrali	ization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		1.00000
11) 2019 Pay 2020 Adjusted	Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,631,400
	ntal Assessed Value of Allocation Area (Line 4 - Line 11)		\$0
	Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.2231
	Incremental Tax Revenue ((Line 12/100) * Line 13)		\$0
15) Actual 2018 Pay 2019 1a	x Rate for the Allocation Area		2.2231
2019 PAY 2020 BASE NEU	TRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	:	1.00000
I, Heather Myers	Auditor of Boone	Maria maria and Arriva di	1 1 0
	te assessed value calculation is full, true and complete for the tax increment	County, certify to the	e best of my
identified above.	a assessed value calculation is that, true and complete for the lax merement	mance anocanon area	
Dated (month, duy, yegr)	<u>\$ 127/2019</u>		
SHOTIN			
	Heather Myer	3	
County Auditor (Signature)	County Audito	r (Printed)	
	DEPARTMENT OF LOCAL GOVERNMENT FINANCI	E	
	CERTIFICATION OF TIF BASE NEUTRALIZATION		
Allocation Area Name			
• V	11		
The base assessed value adda	imports ar certified above, is approved by the Department of Local Governm	ent Finance.	
Indal.	No.	1.0	
Cywer /	Desnut 8/27,	119	
Commissioner, Department o	f Local Government Finance Date (month, diff.	yéar)	



State Form 56059 (R3 / 5-19)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

County Jurisdiction Allocation Code Allocation Area Name	Boone Whitestown Town T06108 Maurer Commons Allocation Area				
Form Prepared By: Name Unit/Company Telephone Number E-mail Address	Brian Colton Baker Tilly Municipal Advisors, 1 (317) 465-1500 Brian.Colton@Bakertilly.com	LC			
2) 2018 Pay 2019 Increment	ssed Value of Allocation Area al Assessed Value of Allocation Area al) Assessed Value of Allocation Area	(Line 1 + Line 2)		2,354,000	\$2,354,000
to New Construction of 6) 2019 Pay 2020 Net Asses to Demolition or a Cha 7) 2019 Pay 2020 Net Asses Abatement Roll-Off in 8) Estimated Assessed Value Appeals Settlements in	sed Value Growth in Allocation Area I r a Change in Tax Status sed Value Decrease in Allocation Area nge in Tax Status sed Value Growth as a Result of Allocation Area e Decrease Due to 2019 Pay 2020 Allocation Area	a Due		2,354,000	
9) 2019 Pay 2020 Adjusted	Net Assessed Value of Allocation Area	3	,		\$2,354,000
10) 2019 Pay 2020 Neutral	ization Factor (Line 9 / Line 3) (Rou	nd to Five Decimal	Places)		1.00000
	I Base Assessed Value of Allocation Annual Assessed Value of Allocation Ar				\$2,354,000 \$0
14) Estimated 2019 Pay 2020	Tax Rate for the Allocation Area (Ro Incremental Tax Revenue ((Line 12/1 ax Rate for the Allocation Area		Places)		2.2231 \$0 2.2231
2019 PAY 2020 BASE NEU	TRALIZATION FACTOR FOR AI	LLOCATION ARE	A (LINE 10)		00000.1
I, Heather Myers knowledge that the above ba- identified above.	Auditor, of se assessed value calculation is full, tru	Boone ue and complete for t		County, certify to the ce allocation area	e best of my
Dated (month, day, year) County Auditor (Signature)	8/27/2019)	Heather Myers County Auditor (Pr	inted)	
	DEPARTMENT OF I CERTIFICATION (
Allocation Area Name	Tennes and the second s		·····		
The base assessed value adjuted to the base assessed value adjute. Commissioner, Department of the base assessed to the base assessed to the base assessed to the base assessed to the base as a second to the base as a secon	Jersel T	by the Department o	of Local Government F 8 27 Dayk (month, day, year)	iriance. 9	J.